

PLANNING COMMISSION REPORT



MEETING DATE: November 30, 2005 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Classic Car Spa - 14-UP-2005**

REQUEST Request to approve a conditional use permit for a gasoline service station with a full service car wash facility on a 2.5 +/- acre parcel located at 22111 N Scottsdale Road with General Commercial District (C-4) zoning.

Related Policies, References:
General Plan

OWNER Strategic Asset Acquisition LLC
480-993-4211

APPLICANT CONTACT Rick Stertz
Strategic Asset Acquisition LLC
480-993-4211

LOCATION 22111 N Scottsdale Rd

BACKGROUND

Zoning.

The site is zoned C-4 (General Commercial) zoning district which allows for the heaviest type of activities found in the city, including warehousing, wholesaling and light manufacturing.

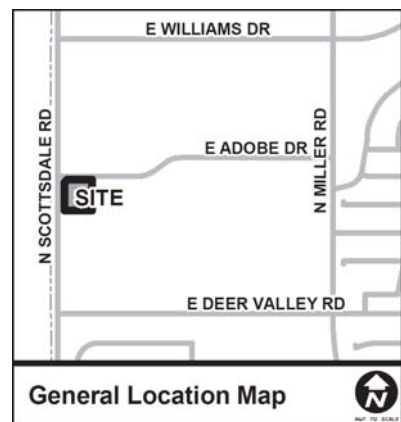
General Plan.

The General Plan Land Use Element designates the property as Commercial. This category includes uses that provide a variety of goods and services to the community. Specifically, these uses are commercial centers that provide goods and services frequently needed by the surrounding community. This site is a neighborhood commercial center.

Context.

Adjacent Uses or Zoning:

- North: Improved Retail, C-3; Highway Commercial, I-G; Light Employment District.
- South: Unimproved, C-4; General Commercial, C-O; Commercial Office.
- East: Office Warehouse Construction, C-4; General Commercial.
- West: State Land, C-4; General Commercial.



APPLICANT'S
PROPOSAL**Goal/Purpose of Request.**

The applicant's request is to allow development of the site for use as a gasoline service station. The proposed use consists of a car wash, retail store, and a canopy over five gasoline dispensers that provide gasoline for two vehicles at a time, air/water dispensers, refuse containers, parking, landscaping, and outdoors seating area. The facility's primary use is car wash, auto detailing, and oil and lube, and does not include automobile repair services.

Development Information.

- Existing Use: Vacant
- Proposed Use: Convenience Retail Store with Canopy Over 5 Fuel Pumps, Car Wash
- Parcel Size: 2.29 Acres
- Building Height Allowed: 36 Feet
- Building Height Proposed: 29 Feet
- Floor Area: 13,888 Square Feet

IMPACT ANALYSIS

Parking.

- 57 spaces are required, 57 are provided.

Water/Sewer.

Water and sewer lines exist adjacent to this site and no capacity or service concerns have been identified.

Open space, scenic corridors.

The General Plan designates Scottsdale Road as a Scenic Corridor.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - *The proposed use is not expected to generate significant smoke, odor, dust, vibration or illumination. The concern of noise may arise, but the site will be buffered to the west by the 60 foot Scenic Corridor and Scottsdale Road. The site design offers a landscape frontage along Adobe Road to the north. The overall commercial center is planned with buildings along its south and western boundaries and those future buildings would provide a buffer between the gasoline service station and the residences located to the west and south of Deer Valley Road.*

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - ***The proposed use is not expected to generate an increase in the volume or character of traffic.***
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - ***No other detrimental factors are expected to occur with the proposed use on this site.***
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- ***Gasoline service stations are commonly located at the perimeter of commercial shopping centers and along arterial streets. The developed residential areas are located approximately 1,100 feet to the south, south of Deer Valley Road, and approximately 1,020 feet east of the proposed site.***
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Community Involvement.

The applicant mailed information regarding their use permit request to property owners within 750 feet of the subject site and posted a public hearing sign on the site. Staff also sent postcards to surrounding property owners. Staff has received no comments from the public at the time of writing this report.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

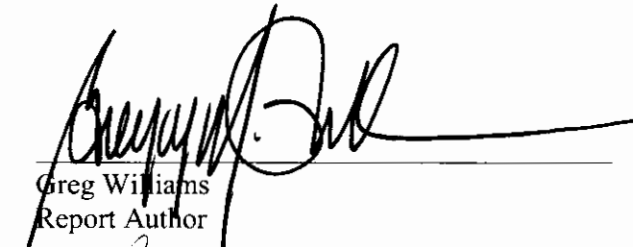
Planning and Development Services Department

Current Planning Services

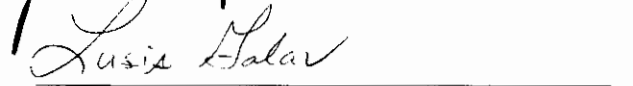
STAFF CONTACT(S)

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY



Greg Williams
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

SEAVER FRANKS

ARCHITECTS INC AIA

2552 N. Alvernon Way/Tucson, AZ 85712/FAX (520) 795-9431/(520) 795-4000

Date: May 26, 2005
To: City of Scottsdale
From: Richard W. Huch, Senior Project Architect

CLASSIC CAR SPA- SCOTTSDALE ROAD & ADOBE ROAD, SCOTTSDALE, ARIZONA NARRATIVE

The proposed Classic Car Spa, located at the southeast corner of Scottsdale Road and Adobe Road in Scottsdale will be a full service car wash, fuel service and car care facility.

The overall building is a 15,004 square foot facility specializing in automotive care. The facility will offer 100% All Hand Wash Car Wash, extended care vehicle revitalization, an automotive product and waiting lobby, complete oil, lube and fuel services as well as window tinting and windshield replacement services.

The hours of operation change seasonally, however the earliest that the facility will open will be 7:30 am with closing at 6:30 pm.

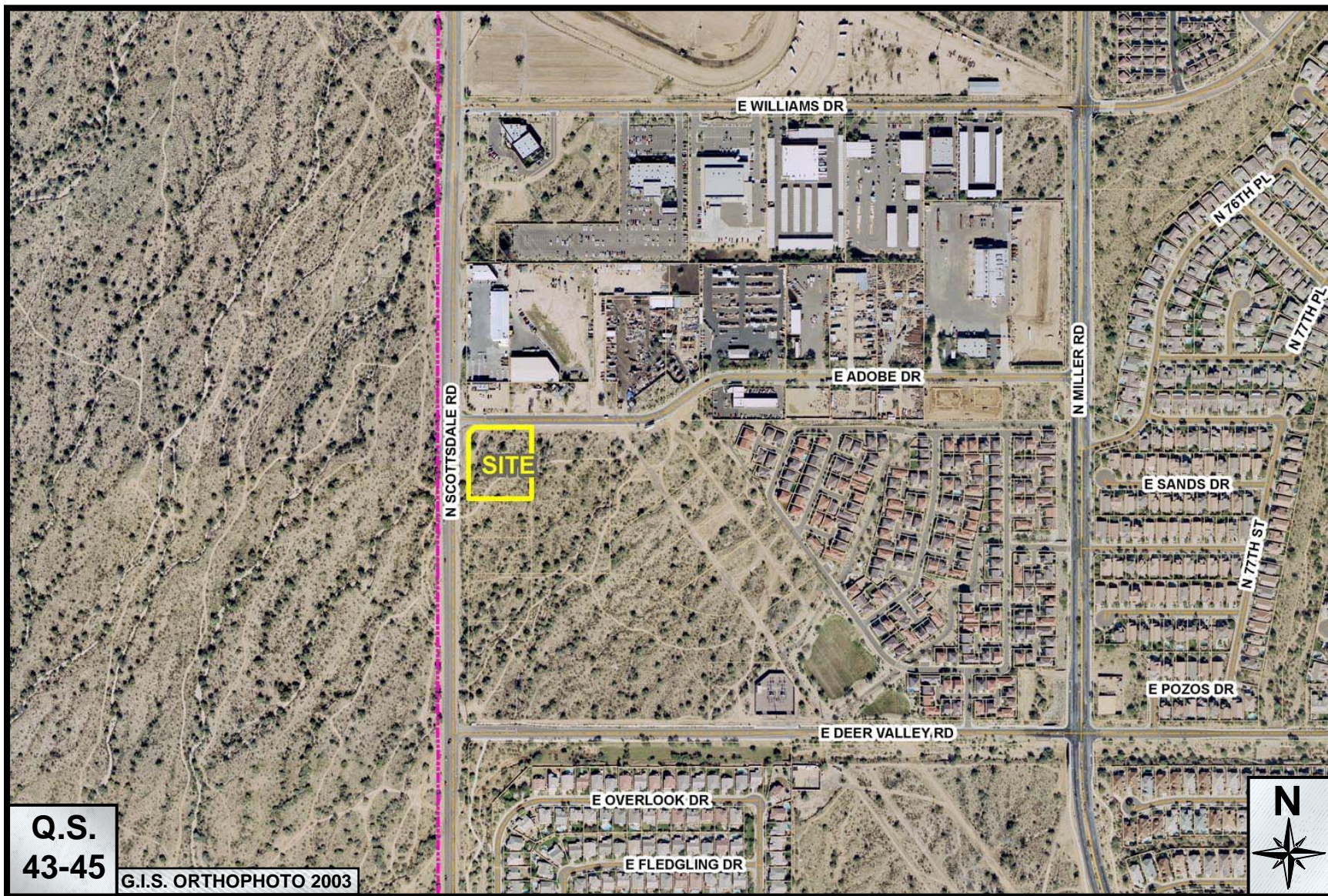
There will be approximately 25 to 40 employees working within and at the facility at any given time depending on the day of the week.

The vehicular circulation patterns are depicted on the site plan.

The color scheme will feature natural desert hues.

The exterior design of this facility will feature a similar design vocabulary as the surrounding architecture. The materials will be painted stucco with a pre-cast concrete base. Metal canopies will accent the parapet construction and aluminum window storefront system. Elements of standing seam metal roofing will be added as accents.

14-UP-2005
7-12-05



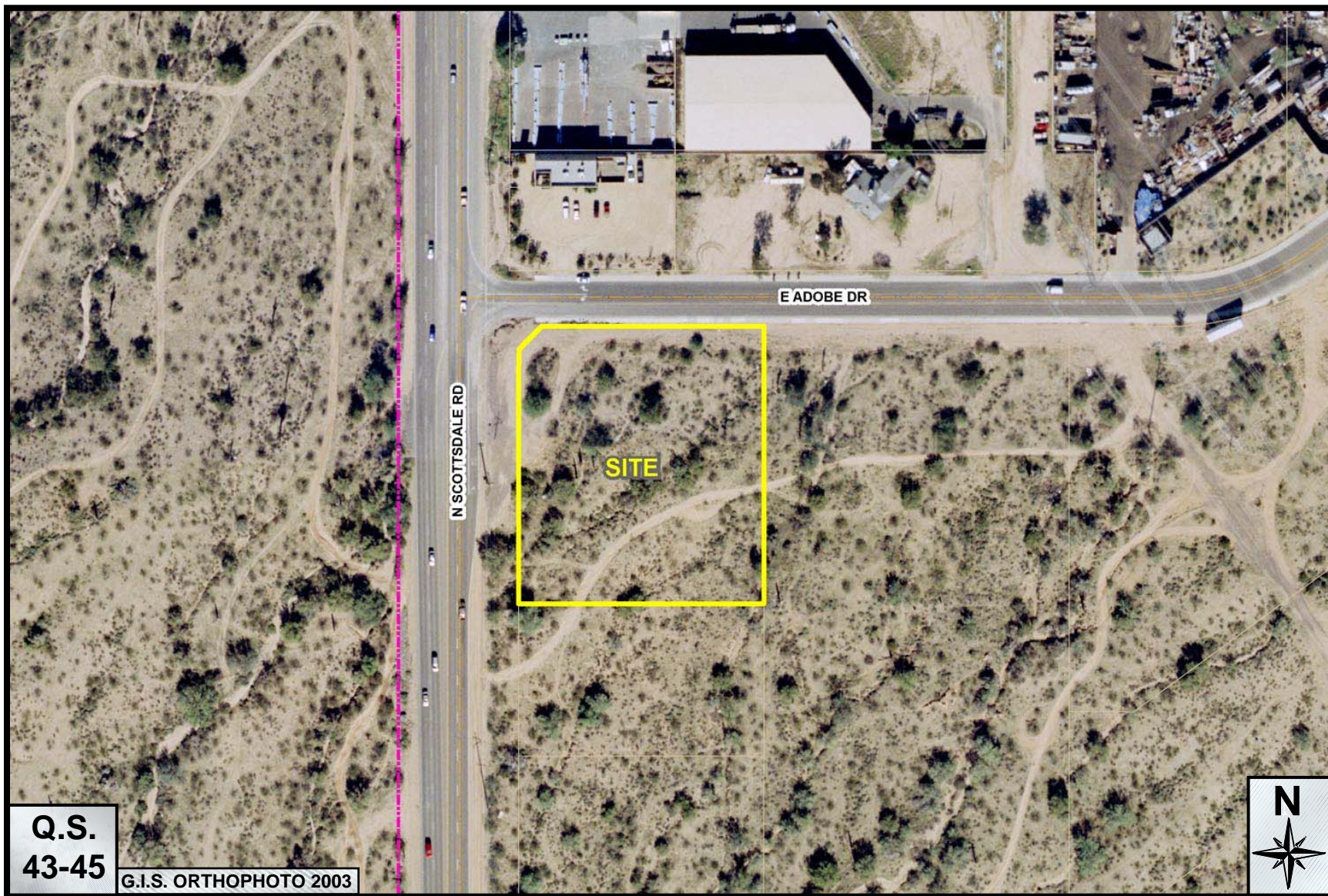
Q.S.
43-45

G.I.S. ORTHOPHOTO 2003

Classic Car Spa

14-UP-2005

ATTACHMENT #2

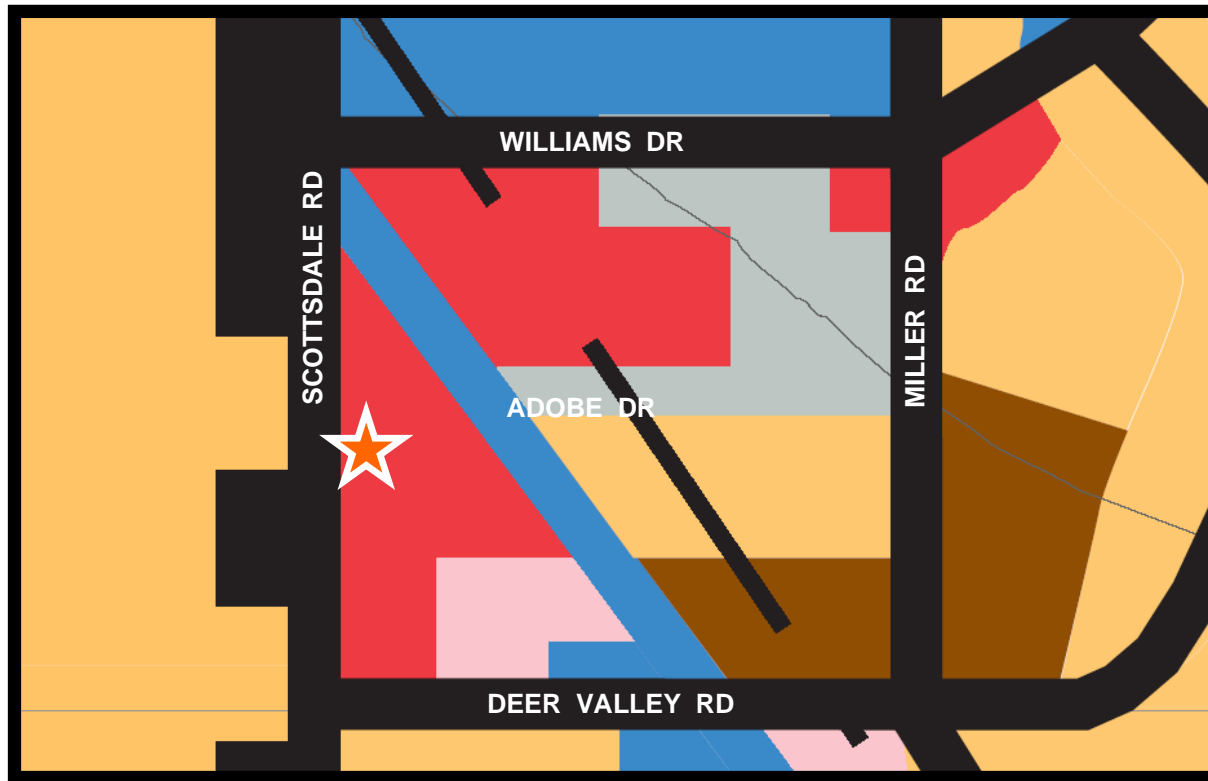


Classic Car Spa

14-UP-2005

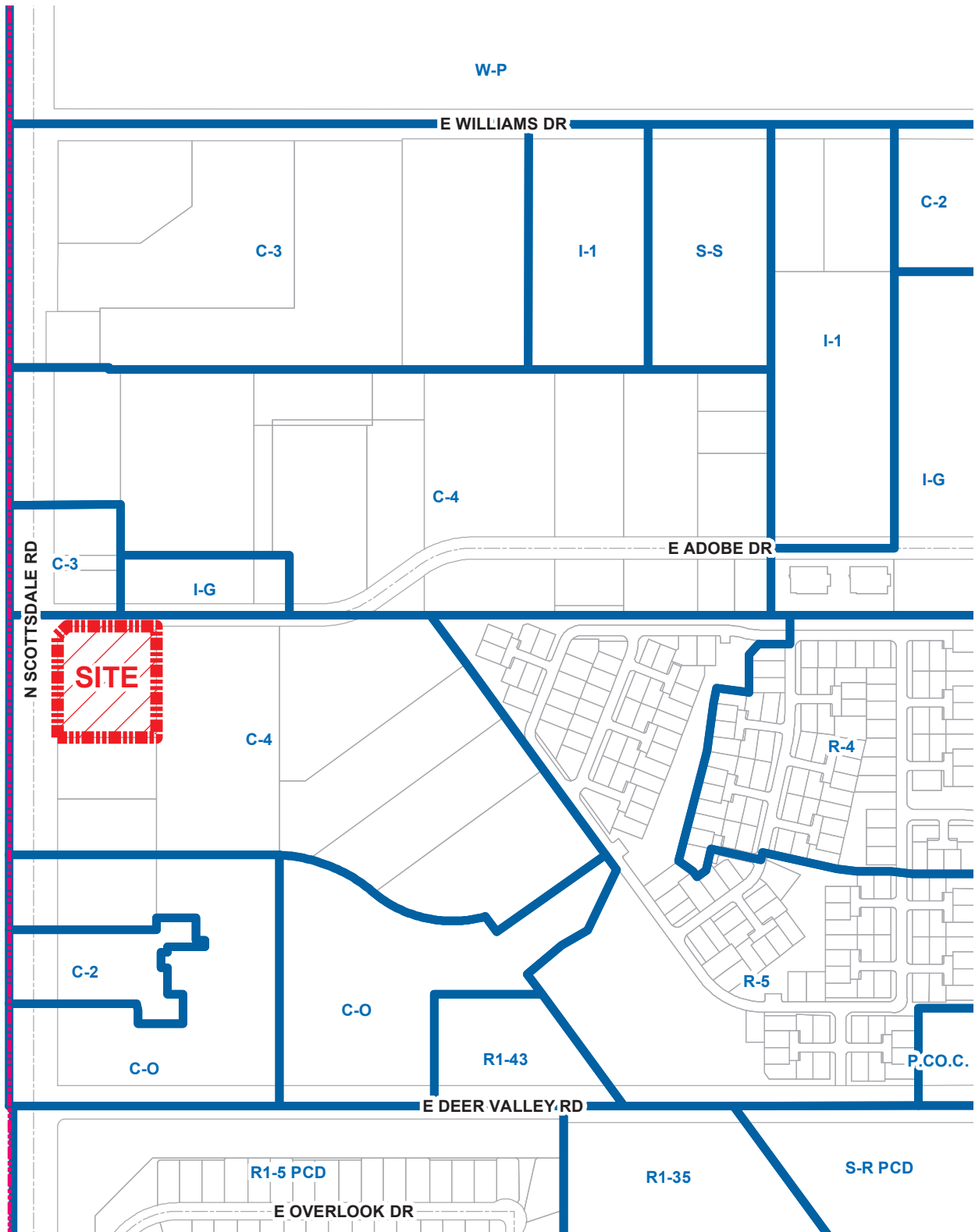
ATTACHMENT #2A

General Plan



14-UP-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004



14-UP-2005

ATTACHMENT #4



STIPULATIONS FOR CASE 14-UP-2005

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by Seaver & Franks and dated 9/20/05. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. SCENIC CORRIDORS. The scenic corridor width along Scottsdale Road shall be a minimum of 60 feet, measured from the outside edge of the street right-of-way. Unless otherwise approved by the Development Review Board, the scenic corridor shall be left in a natural condition.

ENVIRONMENTAL DESIGN

1. HEIGHT OF NON-INDIGENOUS PLANT MATERIAL. Non-indigenous plant material which has the potential to reach a mature height greater than 20 feet shall not be planted on the site. A plant list that complies with this stipulation is subject to Development Review Board approval. The developer shall state this stipulation on the final plans.
2. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.

MASTER PLANS

1. Master Plans, The developer shall assure that Plans for this development will be in general conformance with the Master Plan for the Scottsdale Ridge Development, to the satisfaction of city staff.

CIRCULATION MASTER PLAN

1. Circulation through the site will be in general conformance to the Circulation Master Plan for the Scottsdale Ridge Development, to the satisfaction of city staff.

DRAINAGE AND FLOOD CONTROL

CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation, and, conform to the Scottsdale Ridge Drainage and Flood Control Plan.

1. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.

- c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage including but not limited to demonstration that the fueling station will not present adverse contributions to the storm water system.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Development Services Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
 - c. Prior to final plan approval, the applicant will provide to staff, a copy of the approved Arizona Development Services Division / Industrial NPDES permit.
3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Oil and grease separators and hazardous material removal to the satisfaction of the Flood Plain Coordinator.
 - (3). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Any approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Services Division
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Development Services Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
2. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
3. **AS-BUILT PLANS.** City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Development Services Division, the developer shall submit an abbreviated basis of design report and plan to the One Stop Shop in Development Services demonstrating general conformance with the approved water master plan for the Scottsdale Ridge Development, to the satisfaction of city staff. The report is subject to approval by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Development Services Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site.

4. **WATERLINE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. **BASIS OF DESIGN REPORT (SANITARY SEWER).**). Before the improvement plan submittal to the Development Services Division, the developer shall submit an abbreviated basis of design report and plan to the One Stop Shop in Development Services demonstrating general conformance with the waste water master plan for the Scottsdale Ridge Development to the satisfaction of city staff. The report is subject to approval by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to the installation of appropriately sized and located sand and grit separators including an effluent monitoring manhole with appropriate easements.
2. **APPROVED BASIS OF DESIGN REPORT.** Before the improvement plan submittal to the Development Services Division, the developer shall have obtained approval of the Basis of Design Report.
3. **NEW WASTEWATER FACILITIES.** Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site including but not limited to the necessary appurtenances to prevent solids deposition in the Public sewerage system. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. **SANITARY SEWER EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. **ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS.** All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Services Division.

2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Development Services Division, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. With the improvement plan submittal to the Development Services Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Development Services Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Development Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 14-UP-2005

PLANNING/DEVELOPMENT

1. REVEGETATION OF SCENIC CORRIDORS. The Development Review Board may approve revegetation of the Scenic Corridors.
2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

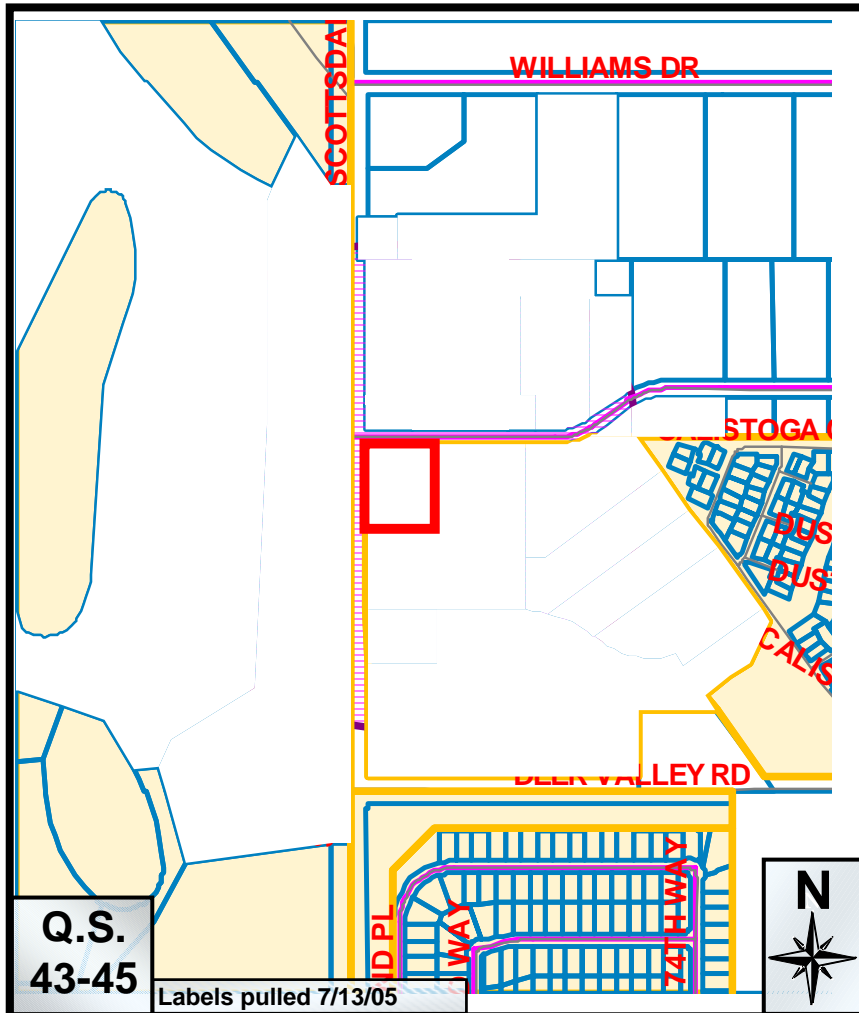
ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

Classic Car Spa - (14-UP-2005)
Attachment #7 Citizen Involvement

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Arizona Silverado Condominium Association

Classic Car Spa

14-UP-2005

ATTACHMENT #8



REVISIONS	
08/02/05	
09/16/05	
10/19/05	

SITE PLAN



CLASSIC CAR SPA
22111 N. SCOTTSDALE RD
SCOTTSDALE, AZ

ISSUE DATE: 07/12/05
JOB NO: 2513

A1

DEVELOPMENT SUMMARY

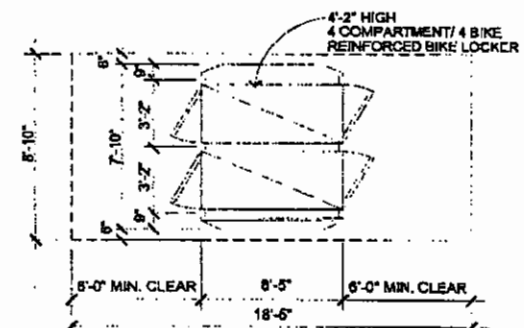
EXISTING SITE ZONING	C-4
PROPOSED SITE ZONING	C-4
GROSS FLOOR AREA	13,888 SF
REQUIRED OPEN SPACE	17,800 SF
PROVIDED OPEN SPACE	22,991 SF (SEE SITE PLAN WORKSHEET)
NET SITE ACREAGE	2.29 ACRES (100,000 SF)

PARKING REQUIREMENTS

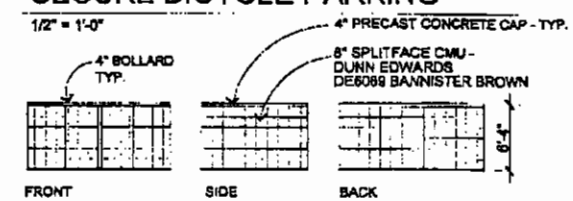
A) AUTOMOTIVE SERVICE STATION	
• 3 SPACES PER SERVICE BAY	
3 SPACES X 3 OIL/LUBE BAYS =	9 SPACES - 3 CREDITED IN BAY (SEE PLAN) & 6 IN LOT
3 SPACES X 3 DETAIL BAYS =	9 SPACES - 3 CREDITED IN BAY (SEE PLAN) & 6 IN LOT
• 1 SPACE PER 250 GSF OF RETAIL SALES	12 SPACES (6 IN BAY)
4,580 GSF (SEE FLOOR PLAN WORKSHEET) / 250 =	18 SPACES
TOTAL REQUIRED FOR AUTOMOTIVE SERVICE STATION	31 SPACES
B) CAR WASH	
• 1 SPACE PER AUTO WASHING EMPLOYEE PER SHIFT	
4 AUTO WASHING EMPLOYEES =	4 SPACES
TOTAL REQUIRED FOR CAR WASH	4 SPACES
TOTAL REQUIRED FOR AUTOMOTIVE SERVICE STATION AND CAR WASH	35 SPACES
TOTAL PROVIDED FOR AUTOMOTIVE SERVICE STATION AND CAR WASH	36 SPACES
C) QUEING	
• 10 STACKING FOR QUEING (SEE PLAN) =	10 SPACES
• 4 SPACES PER WASH BAY FOR VEHICLES AWAITING SERVICE (SEE PLAN)	
4 SPACES X 2 WASH BAYS =	8 SPACES
TOTAL REQUIRED FOR QUEING	18 SPACES
TOTAL PROVIDED FOR QUEING	21 SPACES

BICYCLE PARKING REQUIREMENTS

• 1 BICYCLE PARKING SPACE PER 10 VEHICULAR PARKING SPACES	
35 SPACES / 10 =	4 SPACES

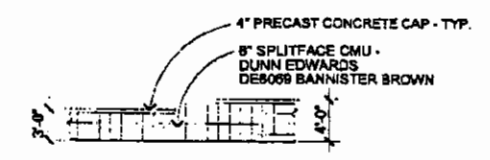


SECURE BICYCLE PARKING



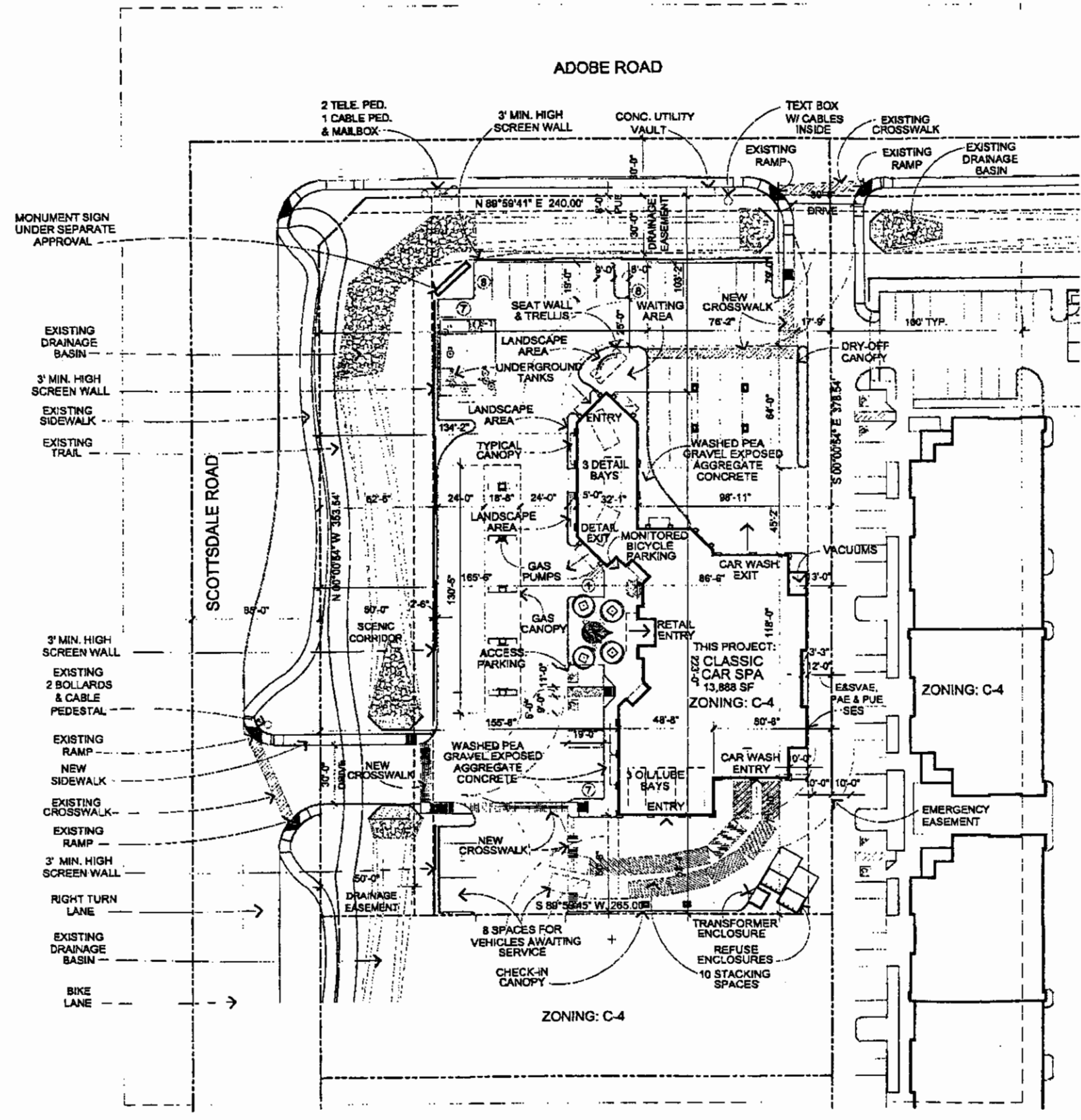
TYP. TRASH ENCLOSURE

- NOTES:
- GARAGE BAYS SHALL BE SCREENED FROM VIEW FROM SCOTTSDALE AND ADOBE ROADS, AND ADJACENT PROPERTIES THRU THE USE OF SCREEN WALLS AND LANDSCAPING.
 - ALL PROPOSED COLORS SHALL HAVE A LIGHT REFLECTIVITY VALUE OF LESS THAN 35 %.
 - TRANSFORMER ENCLOSURE SHALL BE 8'-0" WIDE BY 7'-0" DEEP. HEIGHT OF ENCLOSURE SHALL BE 1'-0" HIGHER THAN UNIT. WALLS SHALL MATCH TEXTURE, COLOR AND MATERIAL OF MAIN BUILDING. THE PRINCIPLE SIDE OF UTILITY COMPANY ACCESS SHALL BE SCREENED WITH A DECORATIVE GATE THAT ALLOWS REQUIRED ENTRANCE WHEN OPEN.
 - THE MINIMUM WIDTH OF PARKING LANDSCAPE ISLANDS SHALL BE 7'-0" INSIDE OF CURB.
 - SECTIONAL OVERHEAD DOORS SHALL BE RECESSED NO LESS THAN 4" FROM THE FACE OF THE BUILDING.
 - WINDOWS SHALL BE RECESSED NO LESS THAN 50 % OF WALL DEPTH.



SCREEN WALL

- DOORS AND STOREFRONT SHALL BE RECESSED NO LESS THAN 30% OF WALL DEPTH.
- TINTED, MORALIZED OR COATED GLAZING SHALL NOT HAVE A REFLECTANCE OF OUTDOOR VISIBILITY EXCEEDING 17%.
- SPANDREL GLASS WILL HAVE AN EXTERNAL APPEARANCE MATCHING VISION GLASS.
- COLUMN-LIKE FEATURES ON THE MAIN BUILDING SHALL PROJECT FORWARD OF THE ADJACENT WALL SURFACE NO LESS THAN 1'-0".
- PAVER, REVEAL, COLOR CHANGES AND OTHER DETAILS ON THE COLUMN-LIKE FEATURES SHALL WRAP AROUND THE FEATURES TO THE INSIDE CORNERS.
- ALL PUBLICLY VISIBLE SPACES IN THE OIL/LUBE AND DETAIL AREA THRU OVERHEAD DOORS AND WINDOWS SHALL BE KEPT IN SHOWROOM CONDITION.



SITE PLAN

